APPENDIX IX.

Vide footnote 2 under schedule of building regulations at the end of Form C in Appendix VIII.

Model Regulations for notified areas.

(Published under G. R. G. D. No. 3543, dated 15th June 1906.)

Nothing in these rules shall affect the validity of any stipulations attached to the agreements taken from persons permitted to build on Government lands under Land Revenue Code, section 67.

1. (1) No person shall erect a building in an area in which alignment of streets likely to be required in the future has not yet been determined, unless the site proposed for such buildings is, in the opinion of the committee, such as will admit of the satisfactory construction of such streets ; provided that any person desiring to erect a building in such an area may, by written notice to the Committee, require that the positions and descriptions of the streets in the vicinity of his intended building be forthwith laid down and determined, and, if such requisition be not complied with, within six months from the date thereof, may, subject to all other regulations applicable thereto, proceed with the erection of his building.

(2) No person shall erect a building which will abut on a street to a greater height, measured from the ground level to half the height of the roof, than twice the width between the point at which the plinth approaches nearest to the street and the centre line of such street.

(3) Every person who shall erect a new building shall so construct it that no part of the plinth shall be within three feet of any existing or proposed street.

2. No site shall be built on until passed as fit for the purpose by the Committee,

3. All new buildings shall be constructed subject to the following conditions :—

Dwelling rooms, bath rooms and privies shall have a 2 feet plinth.

Cow houses shall have a plinth of at least one foot.

4. One side of every dwelling rooms shall either be an external wall, or shall abut on an interior open space having an area equal to not less than one-fourth the aggregate floor area of all the rooms and verandahs abutting thereon, and such interior open space shall not be less than ten feet across in any direction.

5. (1) Every dwelling house shall have at the rear thereof an open space, exclusively belonging thereto, and free from any erection thereon except a well, privy or bath room. Such open space shall extend laterally throughout the width of such building, and the distance across

such building, and the distance across such open space, measured from, and at right angles to, the back of such building to the boundary of any lands or premises immediately opposite or adjoining the site of such building, shall average not less than the height of the building (measured from the ground level to half the height of the roof) and also not less than twenty-five feet.

(2) Provided that this condition shall not apply so as to require any open space to the rear of any kitchen or out-house appurtenant to a dwelling when the open space provided in the rear of such dwelling is sufficient to comply with the provision of this rule.

6. Every dwelling room shall average at least eight feet in height, unless it is an attic, in which case the height may average seven feet.

7. (1) Every dwelling room shall have a window or windows or other aperture for the admission of light and air opening directly into the external air or into an open verandah; the area of such window or windows exclusive of the frames shall aggregate not less than one-tenth of the floor area and every such window shall be so constructed that at east half the area thereof is open or can be opened.

(2) If the cubic contents of any dwelling room are less than 300 cubic feet for each person likely to be accommodated therein, it shall be provided with an opening or openings, near the ceiling thereof, and having direct communication with the external air. Such opening or openings shall have an area aggregating at least 64 square inches for each such person.

8. No person shall construct a privy without the special sanction of the Committee except in accordance with the following rules :—

(1) No privy shall be constructed within three feet of any dwelling, or within ten feet of any existing or proposed street or other place of public resort or within twenty feet of any well or other source of water, supply except water service pipes and taps.

(2) There shall be at least one privy seat for every twelve persons or part thereof, that a house is intended to accommodate,

(3) For each privy seat there shall be provided a removable water, tight receptacle for night-soil, having a capacity of not more than two cubic feet.

(4) Every privy shall be so constructed that the bottom of the receptacle for night-soil, urine and ablution water shall be at least one foot above ground level.

(5) In every privy there shall be suitable openings for ventilation in the bottom of the door thereof and in the sweeper's door if any. There shall also be openings for ventilation as near the top of such privy as

practicable and these latter openings shall aggregate at least two square feet in area for each privy seat.

(6) The sides and floor of the chamber for the receptacle shall be constructed of hard smooth stone, brick-work plastered with cement, or other non-absorbent material; and the floor of such chamber shall have a slope towards the outlet of not less than half an inch to the foot. The floor of the privy itself and of the sweeper's enclosure shall be properly paved.

(7) The opening of such chamber shall be sufficiently large to admit of the ready inspection and cleansing thereof and shall be completely screened from view.

(8) The chamber shall provide space for the receptacle so that when placed in position the latter shall project laterally at least one inch in very direction beyond the aperture above it.

(9) The owner of every privy shall provide a passage therefrom communicating with the nearest street or conservancy lane, and such passage shall be at least four feet wide and shall not pass through any dwelling.

9. (1) Every outlet in a wall for the passage of urine, sullage or other filthy liquid from any dwelling shall be at a height of at least two feet above ground level.

(2) In every building arrangements shall be made for all urine sullage or other filthy liquids either—

(a) to flow rapidly without touching the walls of the building or the ground, through drains of glazed earthenware, or other hard and impervious material into a cess-pool or to a point at least twenty feet from the nearest point of every dwelling, and, except with the special written permission of the Committee, such urine, sullage or other filthy liquid shall not be allowed to approach within thirty feet of a well.

(b) To fall, without touching the walls of the building, into an open watertight removable receptacle, entirely above ground level.

(3) Every such drain, unless it is an open one, shall be properly trapped.

(4) Storm water shall be excluded from drains ending in a cess-pool.

10. No person shall construct a cess-pool without the special permission of the Committee except in accordance with the following rules :—

(1) Such cess-pool shall not be within five feet of a dwelling or kitchen or within thirty feet of a well or other source of water-supply, except water service pipes and taps.

(2) Every cess-pool shall be constructed of good masonry, or concrete, at least one foot thick, and so plastered as to be perfectly water-tight.

(3) The bottom of every cess-pool shall not be more than two feet below ground level unless special and satisfactory mechanical appliances are provided for its efficient cleansing. The bottom of such cess-pool shall slope in all directions towards the centre, and the side thereof shall project sufficiently above ground level to prevent the inflow of surface drainage.

(4) Every cess-pool shall either be entirely open at the top, or shall have a removable cover with adequate ventilation.

11. All open spaces within three hundred feet of any dwelling and within the curtilage thereof, shall be so cleared and sloped as effectually to prevent the formation of pits or hollows (other than cess-pools satisfying Rule 10) in which water may stagnate.

———o———